HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Québec CMA

Date Released: Second Quarter 2017

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Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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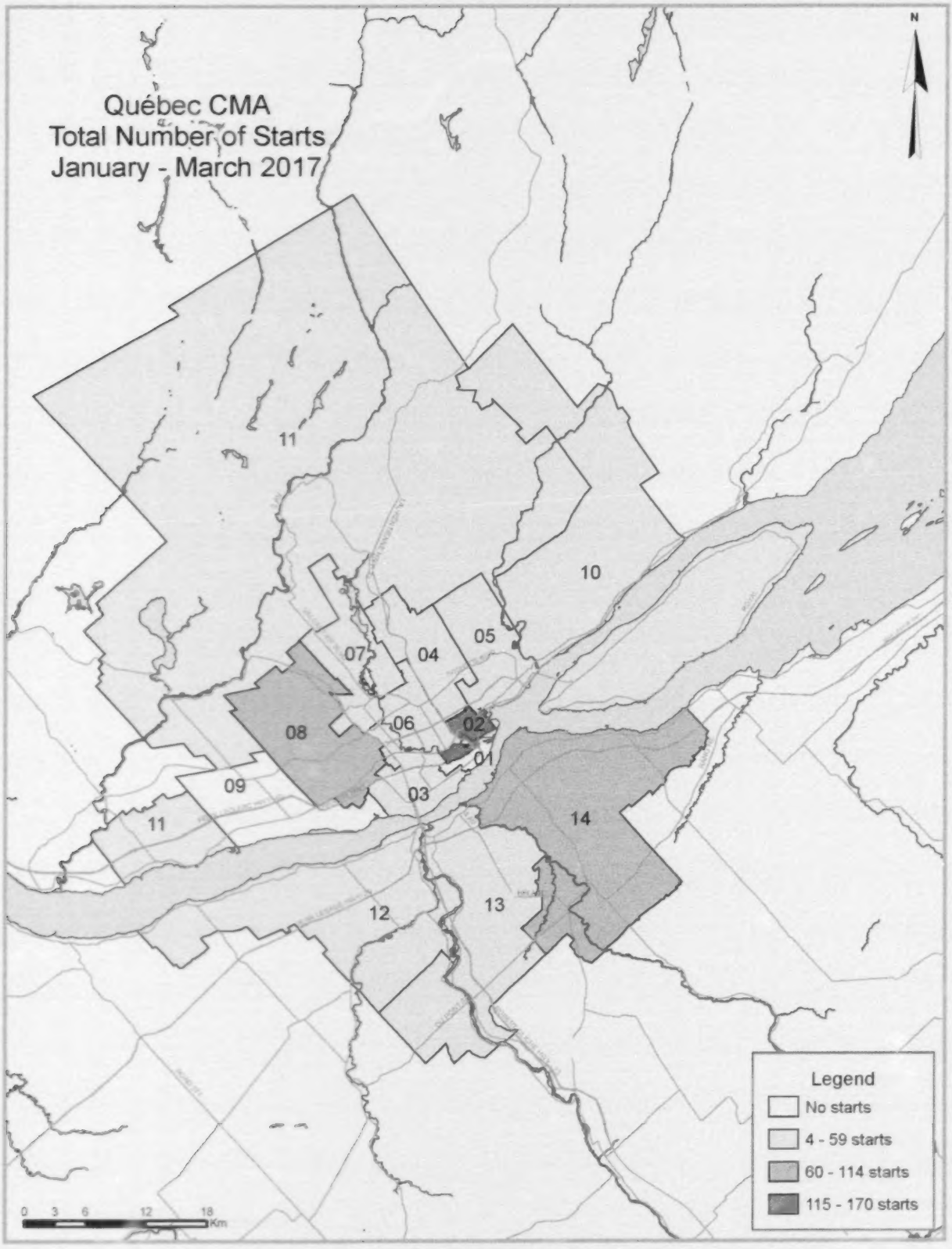
Québec CMA
Total Number of Starts
January - March 2017
N
11
10
07
04
05
08
06
02
01
09
03
14
11
12
13
0 3 6 12 18
Km
Legend
No starts
4 - 59 starts
60 - 114 starts
115 - 170 starts

ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	**Name**	**Municipalities and Zones**	**Large Zones**
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 6	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 4	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2017								
Quebec CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2015	2016	Jan. 2017	Feb. 2017	Mar. 2017	Jan. 2017	Feb. 2017	Mar. 2017
Single-Detached	826	873	836	741	823	986	933	905
Multiples	4,616	3,893	2,040	972	2,388	3,778	3,780	2,896
Total	5,442	4,766	2,876	1,713	3,211	4,764	4,713	3,801
	Quarterly SAAR		Actual			YTD		
	2016 Q4	2017 Q1	2016 Q1	2017 Q1	% change	2016 Q1	2017 Q1	% change
Single-Detached	1,027	818	109	110	0.9%	109	110	0.9%
Multiples	3,617	3,200	446	450	0.9%	446	450	0.9%
Total	4,644	4,018	555	560	0.9%	555	560	0.9%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec CMA
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2017	110	100	23	0	16	83	0	228	560
Q1 2016	109	88	5	0	0	70	8	275	555
% Change	0.9	13.6	**	n/a	n/a	18.6	-100.0	-17.1	0.9
Year-to-date 2017	110	100	23	0	16	83	0	228	560
Year-to-date 2016	109	88	5	0	0	70	8	275	555
% Change	0.9	13.6	**	n/a	n/a	18.6	-100.0	-17.1	0.9
UNDER CONSTRUCTION									
Q1 2017	266	140	134	0	19	569	18	2,328	3,495
Q1 2016	241	140	72	0	8	760	12	3,011	4,244
% Change	10.4	0.0	86.1	n/a	137.5	-25.1	50.0	-22.7	-17.6
COMPLETIONS									
Q1 2017	110	62	39	0	5	40	4	645	905
Q1 2016	112	60	8	0	4	47	0	68	299
% Change	-1.8	3.3	**	n/a	25.0	-14.9	n/a	**	**
Year-to-date 2017	110	62	39	0	5	40	4	645	905
Year-to-date 2016	112	60	8	0	4	47	0	68	299
% Change	-1.8	3.3	**	n/a	25.0	-14.9	n/a	**	**
COMPLETED & NOT ABSORBED									
Q1 2017	48	131	74	0	14	280	n/a	n/a	547
Q1 2016	80	134	52	0	19	425	n/a	n/a	710
% Change	-40.0	-2.2	42.3	n/a	-26.3	-34.1	n/a	n/a	-23.0
ABSORBED									
Q1 2017	121	64	30	0	5	29	n/a	n/a	249
Q1 2016	110	81	20	0	6	112	n/a	n/a	329
% Change	10.0	-21.0	50.0	n/a	-16.7	-74.1	n/a	n/a	-24.3
Year-to-date 2017	121	64	30	0	5	29	n/a	n/a	249
Year-to-date 2016	110	81	20	0	6	112	n/a	n/a	329
% Change	10.0	-21.0	50.0	n/a	-16.7	-74.1	n/a	n/a	-24.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Québec Agglomeration									
Q1 2017	43	40	15	0	16	83	0	176	373
Q1 2016	42	56	5	0	0	67	0	70	240
Northern Suburbs									
Q1 2017	34	8	2	0	0	0	0	0	44
Q1 2016	44	10	0	0	0	0	0	1	55
South Shore									
Q1 2017	33	52	6	0	0	0	0	52	143
Q1 2016	23	22	0	0	0	3	8	204	260
Québec CMA									
Q1 2017	110	100	23	0	16	83	0	228	560
Q1 2016	109	88	5	0	0	70	8	275	555
City of Québec									
Q1 2017	43	38	15	0	16	83	0	170	365
Q1 2016	39	56	5	0	0	67	0	70	237
City of Lévis									
Q1 2017	27	52	6	0	0	0	0	46	131
Q1 2016	21	22	0	0	0	3	0	204	250
UNDER CONSTRUCTION									
Québec Agglomeration									
Q1 2017	75	62	105	0	19	403	18	1,763	2,466
Q1 2016	68	88	41	0	3	715	0	2,572	3,487
Northern Suburbs									
Q1 2017	130	16	4	0	0	6	0	6	162
Q1 2016	119	22	6	0	5	6	4	4	166
South Shore									
Q1 2017	61	62	25	0	0	160	0	559	867
Q1 2016	54	30	25	0	0	39	8	435	591
Québec CMA									
Q1 2017	266	140	134	0	19	569	18	2,328	3,495
Q1 2016	241	140	72	0	8	760	12	3,011	4,244
City of Québec									
Q1 2017	73	60	105	0	19	262	18	1,692	2,250
Q1 2016	65	88	41	0	3	334	0	2,383	2,914
City of Lévis									
Q1 2017	49	60	25	0	0	160	0	553	847
Q1 2016	45	30	25	0	0	39	0	435	574

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Québec Agglomeration									
Q1 2017	34	38	29	0	0	40	2	623	766
Q1 2016	35	52	6	0	4	44	0	39	180
Northern Suburbs									
Q1 2017	45	10	10	0	5	0	0	1	71
Q1 2016	44	8	0	0	0	0	0	1	53
South Shore									
Q1 2017	31	14	0	0	0	0	2	21	68
Q1 2016	33	0	2	0	0	3	0	28	66
Québec CMA									
Q1 2017	110	62	39	0	5	40	4	645	905
Q1 2016	112	60	8	0	4	47	0	68	299
City of Québec									
Q1 2017	28	38	21	0	0	40	2	623	752
Q1 2016	32	52	6	0	4	44	0	39	177
City of Lévis									
Q1 2017	26	12	0	0	0	0	2	9	49
Q1 2016	28	0	2	0	0	3	0	28	61
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q1 2017	17	85	41	0	12	234	n/a	n/a	389
Q1 2016	21	90	17	0	18	331	n/a	n/a	477
Northern Suburbs									
Q1 2017	21	25	5	0	2	17	n/a	n/a	70
Q1 2016	38	25	8	0	1	33	n/a	n/a	105
South Shore									
Q1 2017	10	21	28	0	0	29	n/a	n/a	88
Q1 2016	21	19	27	0	0	61	n/a	n/a	128
Québec CMA									
Q1 2017	48	131	74	0	14	280	n/a	n/a	547
Q1 2016	80	134	52	0	19	425	n/a	n/a	710
City of Québec									
Q1 2017	16	85	33	0	12	202	n/a	n/a	348
Q1 2016	19	90	13	0	18	298	n/a	n/a	438
City of Lévis									
Q1 2017	8	18	28	0	0	29	n/a	n/a	83
Q1 2016	19	17	26	0	0	61	n/a	n/a	123

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket First Quarter 2017									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Québec Agglomeration									
Q1 2017	36	40	16	0	0	21	n/a	n/a	113
Q1 2016	31	55	14	0	4	87	n/a	n/a	191
Northern Suburbs									
Q1 2017	48	9	9	0	5	1	n/a	n/a	72
Q1 2016	40	13	1	0	2	13	n/a	n/a	69
South Shore									
Q1 2017	37	15	5	0	0	7	n/a	n/a	64
Q1 2016	39	13	5	0	0	12	n/a	n/a	69
Québec CMA									
Q1 2017	121	64	30	0	5	29	n/a	n/a	249
Q1 2016	110	81	20	0	6	112	n/a	n/a	329
City of Québec									
Q1 2017	30	40	11	0	0	19	n/a	n/a	100
Q1 2016	28	55	14	0	4	85	n/a	n/a	186
City of Lévis									
Q1 2017	32	15	3	0	0	7	n/a	n/a	57
Q1 2016	34	11	5	0	0	12	n/a	n/a	62

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Québec CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	873	422	240	0	3	436	58	2,734	4,766
% Change	5.7	14.7	81.8	n/a	-78.6	-56.2	**	-11.9	-12.4
2015	826	368	132	0	14	996	3	3,103	5,442
% Change	-6.9	-39.5	-3.6	n/a	16.7	-14.3	-50.0	99.7	22.3
2014	887	608	137	0	12	1,162	6	1,554	4,449
% Change	-7.7	16.0	12.3	n/a	-7.7	-20.5	-33.3	0.8	-4.9
2013	961	524	122	0	13	1,462	9	1,542	4,680
% Change	-23.5	0.8	-69.4	-100.0	-74.0	-42.2	-52.6	3.4	-27.1
2012	1,257	520	399	1	50	2,530	19	1,492	6,416
% Change	-6.8	-36.9	-5.2	n/a	163.2	28.6	n/a	90.3	17.8
2011	1,349	824	421	0	19	1,967	0	784	5,445
% Change	-23.7	0.7	-1.6	n/a	-63.5	17.4	-100.0	-56.3	-18.1
2010	1,768	818	428	0	52	1,675	3	1,795	6,652
% Change	1.3	33.7	42.7	n/a	**	29.0	0.0	33.6	20.7
2009	1,746	612	300	0	17	1,298	3	1,344	5,513
% Change	-14.0	23.4	-8.0	n/a	-65.3	16.8	n/a	-0.7	1.0
2008	2,031	496	326	0	49	1,111	0	1,353	5,457
% Change	-5.3	65.3	-19.7	n/a	**	52.4	-100.0	-13.5	3.3
2007	2,144	300	406	0	11	729	3	1,564	5,284

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	10	0	10	-100.0
Basse-Ville	0	0	0	0	0	0	170	18	170	18	**
Sainte-Foy–Sillery	4	14	0	8	0	0	0	4	4	26	-84.6
Charlesbourg	7	9	8	10	0	0	9	52	24	71	-66.2
Beauport	4	5	8	10	5	5	32	20	49	40	22.5
Les Rivières	2	1	0	2	16	0	0	3	18	6	200.0
Haute-Saint-Charles	10	6	12	6	0	0	24	9	46	21	119.0
Val-Bélair–L'Ancienne-Lorette	16	5	12	20	0	0	34	21	62	46	34.8
Saint-Augustin–Cap-Rouge	0	2	0	0	0	0	0	0	0	2	-100.0
Northern Suburbs											
Côte-de-Beaupré	14	13	4	0	0	0	2	0	20	13	53.8
Jacques-Cartier	20	31	4	10	0	0	0	1	24	42	-42.9
South Shore											
South Shore West	11	6	14	4	0	0	24	12	49	22	122.7
South Shore Centre	9	4	24	8	0	0	0	20	33	32	3.1
South Shore East	13	13	14	10	4	8	30	175	61	206	-70.4
Québec CMA	110	109	100	88	25	13	325	345	560	555	0.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	0	10	0	10	-100.0
Basse-Ville	0	0	0	0	0	0	170	18	170	18	**
Sainte-Foy–Sillery	4	14	0	8	0	0	0	4	4	26	-84.6
Charlesbourg	7	9	8	10	0	0	9	52	24	71	-66.2
Beauport	4	5	8	10	5	5	32	20	49	40	22.5
Les Rivières	2	1	0	2	16	0	0	3	18	6	200.0
Haute-Saint-Charles	10	6	12	6	0	0	24	9	46	21	119.0
Val-Bélair–L'Ancienne-Lorette	16	5	12	20	0	0	34	21	62	46	34.8
Saint-Augustin–Cap-Rouge	0	2	0	0	0	0	0	0	0	2	-100.0
Northern Suburbs											
Côte-de-Beaupré	14	13	4	0	0	0	2	0	20	13	53.8
Jacques-Cartier	20	31	4	10	0	0	0	1	24	42	-42.9
South Shore											
South Shore West	11	6	14	4	0	0	24	12	49	22	122.7
South Shore Centre	9	4	24	8	0	0	0	20	33	32	3.1
South Shore East	13	13	14	10	4	8	30	175	61	206	-70.4
Québec CMA	110	109	100	88	25	13	325	345	560	555	0.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	2	0	8
Basse-Ville	0	0	0	0	53	0	117	18
Sainte-Foy–Sillery	0	0	0	0	0	4	0	0
Charlesbourg	0	0	0	0	4	43	5	9
Beauport	5	5	0	0	24	4	8	16
Les Rivières	16	0	0	0	0	0	0	3
Haute-Saint-Charles	0	0	0	0	0	0	24	9
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	12	14	22	7
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	2	0	0	0
Jacques-Cartier	0	0	0	0	0	0	0	1
South Shore								
South Shore West	0	0	0	0	2	0	22	12
South Shore Centre	0	0	0	0	0	0	0	20
South Shore East	4	0	0	8	0	3	30	172
Québec CMA	25	5	0	8	97	70	228	275

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	0	2	0	8
Basse-Ville	0	0	0	0	53	0	117	18
Sainte-Foy–Sillery	0	0	0	0	0	4	0	0
Charlesbourg	0	0	0	0	4	43	5	9
Beauport	5	5	0	0	24	4	8	16
Les Rivières	16	0	0	0	0	0	0	3
Haute-Saint-Charles	0	0	0	0	0	0	24	9
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	12	14	22	7
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	2	0	0	0
Jacques-Cartier	0	0	0	0	0	0	0	1
South Shore								
South Shore West	0	0	0	0	2	0	22	12
South Shore Centre	0	0	0	0	0	0	0	20
South Shore East	4	0	0	8	0	3	30	172
Québec CMA	25	5	0	8	97	70	228	275

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Québec Agglomeration								
Haute-Ville	0	0	0	2	0	8	0	10
Basse-Ville	0	0	53	0	117	18	170	18
Sainte-Foy–Sillery	4	22	0	4	0	0	4	26
Charlesbourg	19	19	0	43	5	9	24	71
Beauport	23	20	18	4	8	16	49	40
Les Rivières	2	3	16	0	0	3	18	6
Haute-Saint-Charles	22	12	0	0	24	9	46	21
Val-Bélair–L'Ancienne-Lorette	28	25	12	14	22	7	62	46
Saint-Augustin–Cap-Rouge	0	2	0	0	0	0	0	2
Northern Suburbs								
Côte-de-Beaupré	20	13	0	0	0	0	20	13
Jacques-Cartier	24	41	0	0	0	1	24	42
South Shore								
South Shore West	27	10	0	0	22	12	49	22
South Shore Centre	33	12	0	0	0	20	33	32
South Shore East	31	23	0	3	30	180	61	206
Québec CMA	233	202	99	70	228	283	560	555

Table 2.5: Starts by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	2	0	8	0	10
Basse-Ville	0	0	53	0	117	18	170	18
Sainte-Foy–Sillery	4	22	0	4	0	0	4	26
Charlesbourg	19	19	0	43	5	9	24	71
Beauport	23	20	18	4	8	16	49	40
Les Rivières	2	3	16	0	0	3	18	6
Haute-Saint-Charles	22	12	0	0	24	9	46	21
Val-Bélair–L'Ancienne-Lorette	28	25	12	14	22	7	62	46
Saint-Augustin–Cap-Rouge	0	2	0	0	0	0	0	2
Northern Suburbs								
Côte-de-Beaupré	20	13	0	0	0	0	20	13
Jacques-Cartier	24	41	0	0	0	1	24	42
South Shore								
South Shore West	27	10	0	0	22	12	49	22
South Shore Centre	33	12	0	0	0	20	33	32
South Shore East	31	23	0	3	30	180	61	206
Québec CMA	233	202	99	70	228	283	560	555

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	4	2	0	0	5	16	9	18	-50.0
Basse-Ville	2	1	0	0	0	0	11	14	13	15	-13.3
Sainte-Foy–Sillery	4	8	6	8	3	0	540	6	553	22	**
Charlesbourg	7	3	8	0	0	0	8	6	23	9	155.6
Beauport	4	5	4	10	6	4	44	7	58	26	123.1
Les Rivières	1	0	0	2	0	0	12	18	13	20	-35.0
Haute-Saint-Charles	3	7	6	24	0	0	52	11	61	42	45.2
Val-Bélair–L'Ancienne-Lorette	8	7	12	10	8	0	3	7	31	24	29.2
Saint-Augustin–Cap-Rouge	5	4	0	0	0	0	0	0	5	4	25.0
Northern Suburbs											
Côte-de-Beaupré	4	13	4	0	6	0	2	1	16	14	14.3
Jacques-Cartier	41	31	6	8	5	0	3	0	55	39	41.0
South Shore											
South Shore West	16	13	6	0	0	0	3	6	25	19	31.6
South Shore Centre	7	10	2	0	0	0	12	2	21	12	75.0
South Shore East	8	10	8	0	0	0	6	25	22	35	-37.1
Québec CMA	110	112	66	64	28	4	701	119	905	299	**

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Québec Agglomeration											
Haute-Ville	0	0	4	2	0	0	5	16	9	18	-50.0
Basse-Ville	2	1	0	0	0	0	11	14	13	15	-13.3
Sainte-Foy–Sillery	4	8	6	8	3	0	540	6	553	22	**
Charlesbourg	7	3	8	0	0	0	8	6	23	9	155.6
Beauport	4	5	4	10	6	4	44	7	58	26	123.1
Les Rivières	1	0	0	2	0	0	12	18	13	20	-35.0
Haute-Saint-Charles	3	7	6	24	0	0	52	11	61	42	45.2
Val-Bélair–L'Ancienne-Lorette	8	7	12	10	8	0	3	7	31	24	29.2
Saint-Augustin–Cap-Rouge	5	4	0	0	0	0	0	0	5	4	25.0
Northern Suburbs											
Côte-de-Beaupré	4	13	4	0	6	0	2	1	16	14	14.3
Jacques-Cartier	41	31	6	8	5	0	3	0	55	39	41.0
South Shore											
South Shore West	16	13	6	0	0	0	3	6	25	19	31.6
South Shore Centre	7	10	2	0	0	0	12	2	21	12	75.0
South Shore East	8	10	8	0	0	0	6	25	22	35	-37.1
Québec CMA	110	112	66	64	28	4	701	119	905	299	**

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	5	16	0	0
Basse-Ville	0	0	0	0	0	0	11	14
Sainte-Foy–Sillery	3	0	0	0	37	5	503	1
Charlesbourg	0	0	0	0	8	5	0	1
Beauport	6	4	0	0	2	0	42	7
Les Rivières	0	0	0	0	0	18	12	0
Haute-Saint-Charles	0	0	0	0	0	2	52	9
Val-Bélair–L'Ancienne-Lorette	8	0	0	0	0	0	3	7
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	0
Northern Suburbs								
Côte-de-Beaupré	6	0	0	0	2	0	0	1
Jacques-Cartier	5	0	0	0	2	0	1	0
South Shore								
South Shore West	0	0	0	0	0	0	3	6
South Shore Centre	0	0	0	0	0	2	12	0
South Shore East	0	0	0	0	0	3	6	22
Québec CMA	28	4	0	0	56	51	645	68

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	0	0	0	0	5	16	0	0
Basse-Ville	0	0	0	0	0	0	11	14
Sainte-Foy–Sillery	3	0	0	0	37	5	503	1
Charlesbourg	0	0	0	0	8	5	0	1
Beauport	6	4	0	0	2	0	42	7
Les Rivières	0	0	0	0	0	18	12	0
Haute-Saint-Charles	0	0	0	0	0	2	52	9
Val-Bélair–L'Ancienne-Lorette	8	0	0	0	0	0	3	7
Saint-Augustin–Cap-Rouge	0	0	0	0	0	0	0	0
Northern Suburbs								
Côte-de-Beaupré	6	0	0	0	2	0	0	1
Jacques-Cartier	5	0	0	0	2	0	1	0
South Shore								
South Shore West	0	0	0	0	0	0	3	6
South Shore Centre	0	0	0	0	0	2	12	0
South Shore East	0	0	0	0	0	3	6	22
Québec CMA	28	4	0	0	56	51	645	68

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
First Quarter 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016	Q1 2017	Q1 2016
Québec Agglomeration								
Haute-Ville	4	2	5	16	0	0	9	18
Basse-Ville	2	1	0	0	11	14	13	15
Sainte-Foy–Sillery	15	16	35	5	503	1	553	22
Charlesbourg	21	5	0	3	2	1	23	9
Beauport	16	15	0	4	42	7	58	26
Les Rivières	1	2	0	18	12	0	13	20
Haute-Saint-Charles	9	31	0	2	52	9	61	42
Val-Bélair–L'Ancienne-Lorette	28	17	0	0	3	7	31	24
Saint-Augustin–Cap-Rouge	5	4	0	0	0	0	5	4
Northern Suburbs								
Côte-de-Beaupré	16	13	0	0	0	1	16	14
Jacques-Cartier	49	39	5	0	1	0	55	39
South Shore								
South Shore West	22	13	0	0	3	6	25	19
South Shore Centre	9	12	0	0	12	0	21	12
South Shore East	14	10	0	3	8	22	22	35
Québec CMA	211	180	45	51	649	68	905	299

Table 3.5: Completions by Submarket and by Intended Market
January - March 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Québec Agglomeration								
Haute-Ville	4	2	5	16	0	0	9	18
Basse-Ville	2	1	0	0	11	14	13	15
Sainte-Foy–Sillery	15	16	35	5	503	1	553	22
Charlesbourg	21	5	0	3	2	1	23	9
Beauport	16	15	0	4	42	7	58	26
Les Rivières	1	2	0	18	12	0	13	20
Haute-Saint-Charles	9	31	0	2	52	9	61	42
Val-Bélair–L'Ancienne-Lorette	28	17	0	0	3	7	31	24
Saint-Augustin–Cap-Rouge	5	4	0	0	0	0	5	4
Northern Suburbs								
Côte-de-Beaupré	16	13	0	0	0	1	16	14
Jacques-Cartier	49	39	5	0	1	0	55	39
South Shore								
South Shore West	22	13	0	0	3	6	25	19
South Shore Centre	9	12	0	0	12	0	21	12
South Shore East	14	10	0	3	8	22	22	35
Québec CMA	211	180	45	51	649	68	905	299

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q1 2017	0	0.0	0	0.0	7	70.0	0	0.0	3	30.0	10	-	-
Q1 2016	1	10.0	3	30.0	1	10.0	1	10.0	4	40.0	10	-	-
Year-to-date 2017	0	0.0	0	0.0	7	70.0	0	0.0	3	30.0	10	-	-
Year-to-date 2016	1	10.0	3	30.0	1	10.0	1	10.0	4	40.0	10	-	-
Northern Suburbs													
Q1 2017	1	8.3	2	16.7	8	66.7	1	8.3	0	0.0	12	-	-
Q1 2016	3	17.6	3	17.6	4	23.5	2	11.8	5	29.4	17	-	400,884
Year-to-date 2017	1	8.3	2	16.7	8	66.7	1	8.3	0	0.0	12	-	-
Year-to-date 2016	3	17.6	3	17.6	4	23.5	2	11.8	5	29.4	17	-	400,884
South Shore													
Q1 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	-	-
Q1 2016	1	4.3	2	8.7	8	34.8	5	21.7	7	30.4	23	-	377,386
Year-to-date 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	-	-
Year-to-date 2016	1	4.3	2	8.7	8	34.8	5	21.7	7	30.4	23	-	377,386
Québec CMA													
Q1 2017	1	2.9	2	5.9	20	58.8	6	17.6	5	14.7	34	380,000	405,334
Q1 2016	5	10.0	8	16.0	13	26.0	8	16.0	16	32.0	50	385,000	415,163
Year-to-date 2017	1	2.9	2	5.9	20	58.8	6	17.6	5	14.7	34	380,000	405,334
Year-to-date 2016	5	10.0	8	16.0	13	26.0	8	16.0	16	32.0	50	385,000	415,163
City of Québec													
Q1 2017	0	0.0	0	0.0	7	70.0	0	0.0	3	30.0	10	-	427,248
Q1 2016	1	12.5	3	37.5	0	0.0	1	12.5	3	37.5	8	-	-
Year-to-date 2017	0	0.0	0	0.0	7	70.0	0	0.0	3	30.0	10	-	427,248
Year-to-date 2016	1	12.5	3	37.5	0	0.0	1	12.5	3	37.5	8	-	-
City of Lévis													
Q1 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	-	444,235
Q1 2016	1	4.5	1	4.5	8	36.4	5	22.7	7	31.8	22	-	423,099
Year-to-date 2017	0	0.0	0	0.0	5	41.7	5	41.7	2	16.7	12	-	444,235
Year-to-date 2016	1	4.5	1	4.5	8	36.4	5	22.7	7	31.8	22	-	423,099

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2017						
Submarket	Q1 2017	Q1 2016	% Change	YTD 2017	YTD 2016	% Change
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy–Sillery	-	-	n/a	-	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	-	n/a	-	-	n/a
Val-Bélair–L'Ancienne-Lorette	-	-	n/a	-	-	n/a
Saint-Augustin–Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	-	400,884	n/a	-	400,884	n/a
Jacques-Cartier	-	-	n/a	-	-	n/a
South Shore						
South Shore West	-	408,647	n/a	-	408,647	n/a
South Shore Centre	-	346,125	n/a	-	346,125	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	405,334	411,570	-1.5	405,334	411,570	-1.5

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3]	
						Average Price[2] ($)	Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2017	1,439	2,655	4,654	265,978	9.7	273,333	11.4
Q1 2016	1,386	2,686	4,577	268,944	9.9	275,287	11.2
% Change	3.8	-1.2	1.7	-1.1	n/a	-0.7	n/a
YTD 2017	1,439	2,655	4,654	265,978	9.7	n/a	n/a
YTD 2016	1,386	2,686	4,577	268,944	9.9	n/a	n/a
% Change	3.8	-1.2	1.7	-1.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2017	484	1,099	2,569	209,065	15.9	222,043	20.6
Q1 2016	450	1,208	2,600	203,209	17.3	219,137	20.0
% Change	7.6	-9.0	-1.2	2.9	n/a	1.3	n/a
YTD 2017	484	1,099	2,569	209,065	15.9	n/a	n/a
YTD 2016	450	1,208	2,600	203,209	17.3	n/a	n/a
% Change	7.6	-9.0	-1.2	2.9	n/a	n/a	n/a
PLEX*							
Q1 2017	144	272	569	306,471	11.8	316,524	12.3
Q1 2016	133	297	535	316,805	12.1	311,968	12.2
% Change	8.3	-8.4	6.4	-3.3	n/a	1.5	n/a
YTD 2017	144	272	569	306,471	11.8	n/a	n/a
YTD 2016	133	297	535	316,805	12.1	n/a	n/a
% Change	8.3	-8.4	6.4	-3.3	n/a	n/a	n/a
TOTAL							
Q1 2017	2,068	4,027	7,802	255,748	11.3	264,041	13.5
Q1 2016	1,970	4,196	7,725	256,707	11.8	264,533	13.3
% Change	5.0	-4.0	1.0	-0.4	n/a	-0.2	n/a
YTD 2017	2,068	4,027	7,802	255,748	11.3	n/a	n/a
YTD 2016	1,970	4,196	7,725	256,707	11.8	n/a	n/a
% Change	5.0	-4.0	1.0	-0.4	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system

[2] Calculations: CMHC.

[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.

-- Data not available when there are fewer than 30 sales.

n/a Not applicable.

* Refer to Centris® for the definitions.

** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2017

		Interest Rates			NHPI, Total, Québec CMA 2016.12 =100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.9	124.5	440.6	5.1	68.6	846
	February	561	3.14	4.64	99.9	125.0	437.5	5.0	67.9	841
	March	561	3.14	4.64	99.9	125.5	432.2	5.0	67.1	845
	April	561	3.14	4.64	99.9	125.9	428.4	4.5	66.1	847
	May	561	3.14	4.64	99.9	126.2	428.2	4.2	66.1	857
	June	561	3.14	4.64	99.9	125.9	434.5	4.1	67.4	869
	July	567	3.14	4.74	100.1	125.5	437.2	4.3	68.4	881
	August	567	3.14	4.74	100.1	125.3	440.7	4.7	69.0	884
	September	561	3.14	4.64	100.0	125.7	442.4	4.8	68.9	882
	October	561	3.14	4.64	100.1	125.9	445.1	4.7	69.0	883
	November	561	3.14	4.64	100.1	125.6	446.0	4.3	68.8	889
	December	561	3.14	4.64	100.0	125.2	445.3	4.3	68.6	889
2017	January	561	3.14	4.64	100.2	126.1	446.6	4.3	68.9	880
	February	561	3.14	4.64	100.2	126.5	447.6	4.3	68.9	872
	March	561	3.14	4.64		126.7	447.4	4.1	68.6	875
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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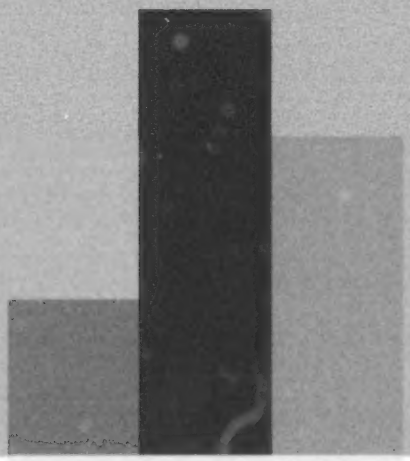

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